



Solicitors & Estate Agents









Offers Over

**£180,000**

## 29 Carrick Knowe Place

Carrick Knowe | Edinburgh | EH12 7EP

An appealing main door upper villa offering a flexible and well-proportioned layout, ideally suited to first-time buyers. The property further benefits from a private driveway providing off-street parking, a highly desirable feature for this style of home.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  EPC Rating – D
-  Council Tax Band – C



## Description

The accommodation is accessed via a main door entry leading to an internal staircase and welcoming hallway. A bright front-facing reception room provides generous space for lounge furniture and is finished with carpeted flooring, creating a comfortable everyday living area. A separate dining room offers versatility and could alternatively be used as a home office or additional living space. The kitchen is fitted with a range of wall and base units, complemented by tiled splash areas and a mix of integrated and freestanding appliances. There are two well-proportioned bedrooms, including a spacious principal bedroom to the front with carpeted flooring and built-in storage, and a rear-facing bedroom offering a peaceful outlook. Completing the accommodation is the bathroom, fitted with a three-piece white suite, shower over the bath and finished with easy-care acrylic wet wall panelling.



## Extras

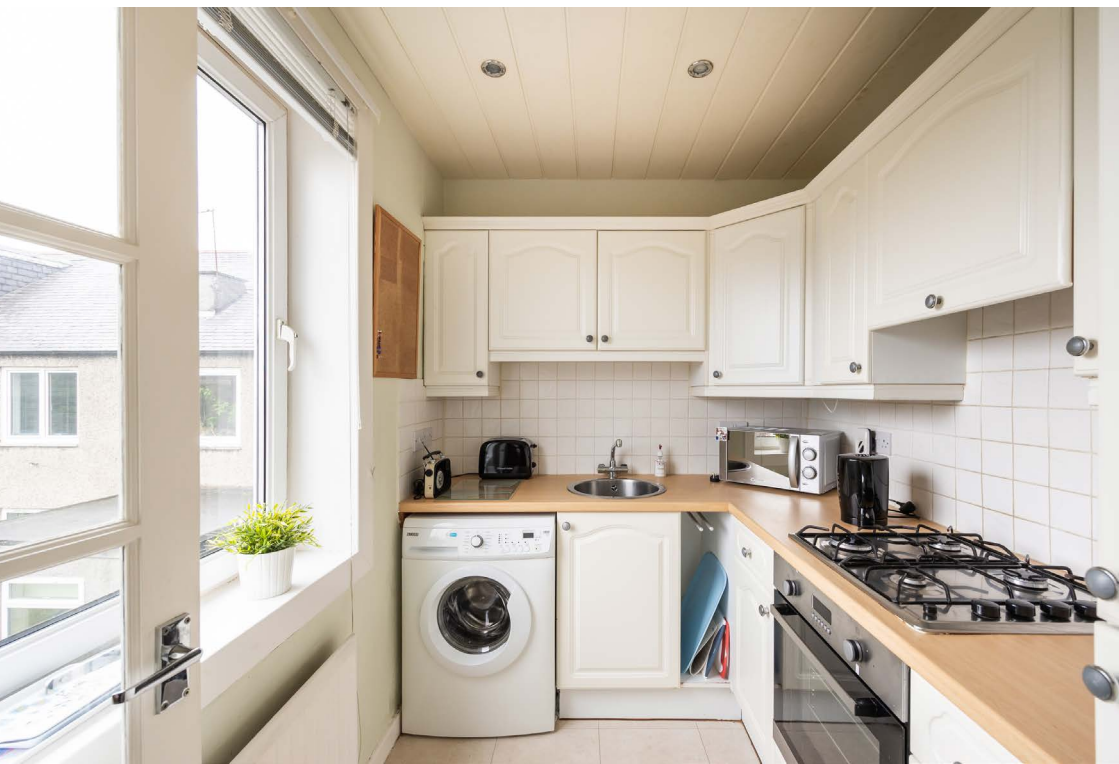
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Driveway

Externally, the property benefits from a private driveway providing convenient off-street parking.

## Viewing

Please contact Neilsons on 0131 625 2222.







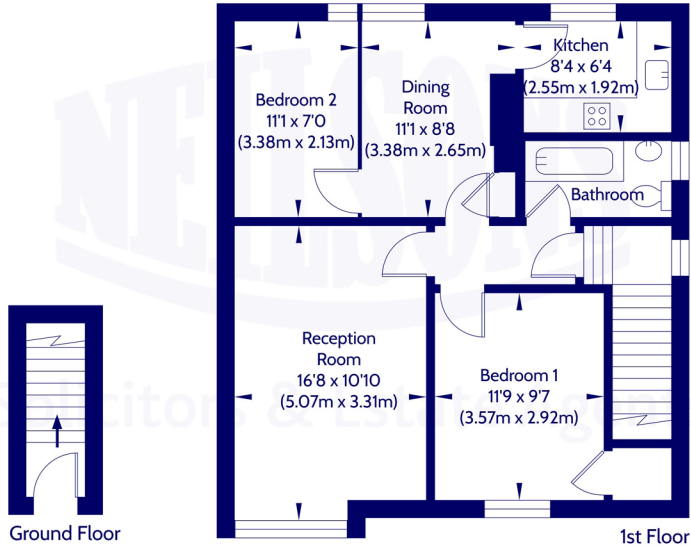
## Location

The property is in the ever-popular residential area of Carrick Knowe, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra & Lidl supermarkets within easy reach in neighbouring Corstorphine. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City ByPass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 66 Sq M / 709 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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